

ORDINANCE NO. _____

AN ORDINANCE ALLOWING A SPECIAL USE FOR THREE RESIDENTIAL UNITS WITH ONE BEING A HOME/OFFICE COMBINATION IN AN R-2 ZONE FOR CERTAIN REAL PROPERTY LOCATED AT 300 WEST 4TH STREET IN THE CITY OF NORTH LITTLE ROCK, ARKANSAS; DECLARING AN EMERGENCY; AND FOR OTHER PURPOSES.

WHEREAS, application was duly made by Mrs. Pam McQuaid, 10822 Mundo Rd., North Little Rock, AR 72118, seeking a special use of said land, which application was duly considered and approved (8 affirmative votes; 1 absent) by the North Little Rock Planning Commission at a regularly scheduled meeting thereof held on December 8, 2009.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF NORTH LITTLE ROCK, ARKANSAS:

SECTION 1: That a special use is hereby granted to three (3) residential units with one unit being a home/office combination in an R-2 zone for the subject real property located at 300 West 4th Street in the City of North Little Rock, being more particularly described as:

The East 18.66 feet of Lot A and all of Lot 12, Block 4, Hudson's Addition to the City of North Little Rock, Pulaski County, Arkansas.
(See Exhibits "A" and "B" attached hereto.)

SECTION 2: That this special use shall be subject to the conditions listed below:

- a) Applicant must meet all applicable Federal, State, County and City requirements.
- b) Hours of operation to be 9:00 a.m. – 6:00 p.m., Monday-Friday.
- c) Meet Fire Marshal requirements of commercial code and fire protection standards for the office.
- d) No internal connection between the residence and the office.
- e) Office/bathroom limited to east side of main structure and limited to 9' x 25'.
- f) Meet requirements of Historic District concerning exterior construction and signage.
- g) Sign limited to 6 square feet, must be located on Orange Street and must state office hours and 24-hour contact number.
- h) Plant three (3) trees (1 on 4th Street and 2 on Orange Street).
- i) No dumpster allowed.
- j) Only two (2) employees permitted on-site in addition to family members.

- k) Residential portion of main structure to be owner occupied.
- l) The office/bathroom portion of the primary structure must meet ADA requirements and built to commercial codes.
- m) Office use to be limited to only applicant's rental management use.
- n) Office/bathroom portion of primary structure to be completed within six (6) months of City Council approval.
- o) Primary structure to be 100% completed within eighteen (18) months of City Council approval or portion of special use for office will be rescinded.
- p) Provide four (4) on-site parking spaces for residences.
- q) Provide parking agreement from neighbor for off-street parking for clients.
- r) Business license to be issued after confirmation by Planning Department Staff that requirements imposed by City Council have been met.

SECTION 3: That all ordinances or parts of ordinances in conflict herewith are hereby repealed to the extent of the conflict.

SECTION 4: That the provisions of this Ordinance are hereby declared to be severable and if any section, phrase or provision shall be declared or held invalid, such invalidity shall not affect the remainder of the sections, phrases or provisions.

SECTION 5: It is hereby found and determined that the special use of the above-described lands as provided for herein is immediately necessary in order to insure the proper and orderly growth of this land and the proper and orderly growth of the City of North Little Rock, Arkansas, and being necessary for the immediate preservation of the public health, safety and welfare, THEREFORE, an emergency is hereby declared to exist and this Ordinance shall be in full force and effect from and after its passage and approval.

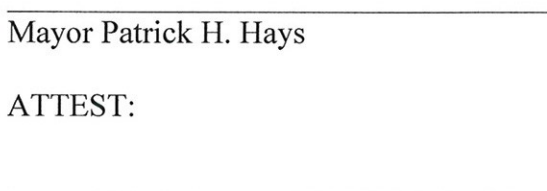
PASSED:

APPROVED:

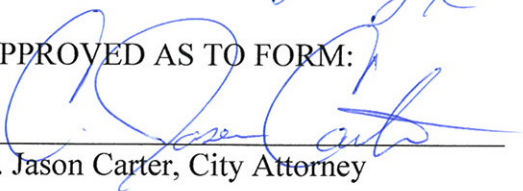
SPONSORS:

ATTEST:


Alderman Maurice Taylor


Diane Whitbey, City Clerk

APPROVED AS TO FORM:


C. Jason Carter, City Attorney

PREPARED BY THE OFFICE OF THE CITY ATTORNEY/b

FILED 11:16 A.M. P.M.

BY City Atty Carter

DATE 12-22-09
Diane Whitbey, City Clerk and Collector

North Little Rock, Arkansas

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